

BOARD OF PARK COMMISSIONERS**REGULAR MEETING****Monday, February 11, 2002**

Present: June Bailey, Colleen Craig, Glen Dey, Janet Miller, M.S. Mitchell, Trix Niernberger, Joe Todd

Also Present: Ken Arnold and Kenton Cox – Shaefer, Johnson, Cox and Fry Assoc., PA; Martin Liebhert – USD 259; Donna Rheanult – Sisters of St. Joseph; Jeff Krehbiel – Krehbiel Assoc.; Mark Kuhn – Sisters of St. Joseph; Bob Harvey - Via Christi Health System; Jeff Johnson, Ron Mahn and Ed Wittwer – Wittwer Paving, Inc.; Mike North – Law Department; William Longnecker and Tonia Fairbanks – Wichita-Sedgwick County Metropolitan Area Planning Department; Randy Owen – Environmental Health; and Walt Bratton, Leah Hoffman, Doug Kupper, Tim Martz and Maryann Crockett (staff)

President Mitchell called the meeting to order at approximately 3:30 p.m. The minutes of the Regular Meeting of January 14, 2002, were reviewed and approved. President Mitchell moved that item #6. USD 259 and BOE Items be taken up out of order on the agenda.

1. **USD 259 and BOE Items.**

On motion by Mitchell, second by Bailey, IT WAS UNANIMOUSLY VOTED to recess into executive session for consultation with legal counsel on matters privileged in the attorney-client relationship relating to legal advice and that the Board return from executive session in approximately one-half hour.

The Board returned from executive session at 4:10 p.m. President Mitchell stated that no action was necessary as a result of the executive session.

President Mitchell introduced Ken Arnold and Kenton Cox from Shaefer, Johnson, Cox and Fry Assoc., PA and Martin Liebhert from USD 259. Cox began his presentation by briefly reviewing the school bond issue plan that was approved in April, 2000.

Cox referred board members to a map of the new proposed location of the Linwood School in South Linwood Park just south of Harry, between Hydraulic and Kansas. He reviewed the site plan and discussed the following plan elements: the connecting drive between Hydraulic and Kansas, which they felt would help keep traffic off of Kansas and out of the neighborhood; the parking lot; the bus loading and unloading area; the service drive; the trees and buffer areas along Hydraulic and Harry; and the general configuration of the building and playgrounds. He also commented that perhaps a program using the existing City greenhouse could be integrated into the school curriculum.

Responding to a question from North, Cox explained that although the district had originally requested 4.8 acres, the proposed site plan and buffer areas consisted of 8 acres. Responding to a question from Niernberger concerning park amenities located near the building, Cox commented that the bike path in the area would need to be re-routed and that an open picnic shelter and outdoor restroom would also need to be demolished or moved. He added that the plan also provided additional parking spaces and improved playgrounds for park patrons, as well as a facility for community meetings and an increased security presence in the area.

Niernberger asked about the status of the plan to exchange Linwood for other school properties such as Wildwood Park (formerly the John B. Martin school site) and the old Grieffenstein school site previously discussed by the board. Libhart commented that those items were still being taken under consideration.

On motion by Mitchell, second by Bailey, IT WAS UNANIMOUSLY VOTED to affirm the board's previous action and direct staff to negotiate an agreement with USD #259 to locate the school in Linwood Park.

2. **Discussion of Mountain Bike Proposal at Pawnee Prairie Park.** Leah Hoffman, Superintendent of Park and Recreation, South Division, referred board members to a map of Pawnee Prairie Park. She commented that the Oz Bicycle Club proposed to construct a mountain bike path adjacent to the equestrian trails at the park. She said a parallel trail would avoid any potential conflicts between bikers and equestrians. She stated that as part of the proposal, the group would maintain the trail. She added that the City currently does not have any facilities for this type of activity and that staff would like to negotiate a contract with the group. She concluded by stating that Wichita Wild staff has signed off on the proposal.

Director Kupper commented that the proposal would help provide orderly development of the area and better control on activity currently taking place at the park. He added that the presence of the mountain bikers may also help curtail some of the illegal activity, such as motorized traffic (motor bikes and go-carts) happening at the park. There was brief discussion concerning signage and contacting the BMX group at Emery Park for input.

On motion by Bailey, second by Todd, IT WAS UNANIMOUSLY VOTED to authorize staff to proceed with the concept of a mountain bike trail system in Pawnee Prairie Park.

3. **Review of Sisters of St. Joseph proposal for road access to a Senior Living Center.** Donna Rheault, Sisters of St. Joseph, began her presentation by handing out a pamphlet, which explained the programs the Sisters sponsored in support of the Hilltop community. She explained that the Sisters were applying for a HUD 202 Grant to build low income senior housing at 3700 E. Lincoln. She said they would need access to the property through land owned by the City of Wichita, Board of Park Commissioners. She said the sisters were requesting that the Park Board dedicate land for the project for access to Bluffview. She introduced Jeff Krehbiel, Landscape Architect, from Krehbiel Associates.

Krehbiel referred board members to a site map of the proposed project. He reviewed the plan stating that the proposal was to build a two-story structure consisting of 60 one-bedroom

apartments for individual living. He said the City Engineering Division had suggested the addition of a small retention pond/water feature to help contain run off water from the creek running through the property. He added that after the dedication, parkland would still be available for development of soccer fields or other park amenities.

There was brief discussion concerning liability issues associated with the pond. Miller asked about input from the neighborhood association. Rheault explained that they had met with the neighborhood on two separate occasions and that they supported the project. Bailey asked about a timeline on the grant application. Rheault explained that they would apply for the grant in February, 2002 and that if the grant was received, the project should be completed by May 2003.

On motion by Craig, second by Miller, IT WAS UNANIMOUSLY VOTED to instruct staff to proceed with arranging the land dedication through the Property Management Office and recommend City Council approval.

4. **Discussion of Skate Board Park Proposal.** Tim Martz, Superintendent of Forestry and Central Support referred board members to a site plan for the proposed skate park to be located under the Kellogg flyover at St. Francis extending west to Emporia. He said verbal approval has been received from the Kansas Department of Transportation, and staff has met with local skateboard enthusiasts to review the proposed plan design. He stated that the skateboard community was against the proposed “stand alone units” and instead requested a concrete “bowl and snake” design, which they indicated would cost more initially, but would be more durable in the long run. He commented that \$50,000 was allocated in the Capital Improvement Program for design and construction of the park. He added that the user group indicated that they would be willing to seek grants, and corporate and private donations to support the project. He concluded by stating that staff would conduct more research through WEB sites and communication with other communities who have skate parks.

There was discussion concerning the location. Director Kupper explained that downtown was a central location and the flyover would protect park users from the elements. He said the location might also provide a venue for a new River Festival activity. Mitchell asked about parking, rest room facilities, park size and liability and safety issues. Staff commented that there was room at the site for parking. They said safety issues and other amenities such as rest rooms, trash containers, lights, signage, etc., would be worked out. They indicated that the park was approximately one acre in size and that liability issues would be addressed by the Law Department.

5. **Request to abandon Park Property at the North end of Amidon near 13th Street.** Director Kupper referred board members to a map of the area. He commented that the property owner at 1330 North Amidon had inquired about the possibility of acquiring city property adjacent to his property along Amidon.

There was discussion concerning the abandoned railroad right-of-way in the area, the City's request for an easement to construct a water line and bike path maintenance requirements. The board discussed giving up right-of-way and how it could set a precedent for other requests. Responding to a question, staff reported that they could not recommend giving up right-of-way.

On motion by Miller, second by Bailey, IT WAS UNANIMOUSLY VOTED to decline the request to abandon the property.

6. **Discussion of Rock Crusher Operation South of Bridgeport Soccer Field.** Bill

Longnecker, Wichita-Sedgwick County Metropolitan Area Planning Department, stated that Planning had received a "Conditional Use Request" for a portable rock crusher and concrete plant operation just south of the Bridgeport Soccer fields on Ohio from Wittwer Paving, Inc. He said although the surrounding area is zoned General Industrial, which would allow the concrete plant, the GI zoning did not allow for the proposed portable rock crushing operation. He commented that the City had approved two other rock-crushing operations, but they were on the outskirts of the City. He stated that staff would like the board to comment on the appropriateness of the site for this type of operation.

Randy Owen from Environmental Health explained the ways the Health Department measures fugitive emissions/dust, which would probably blow off the property from the operation. He commented that at times the dust conditions would be like living on a dirt road. He also briefly mentioned that there were federal, state and city codes that governed operation of this type of business. Director Kupper reported that he had talked with representatives from the soccer league and they were not in favor of having this operation next door to the soccer field.

Representatives from Wittwer gave a brief overview of the proposed rock crushing operation, which would recycle concrete for the I-35 project. They provided board members a site plan that consisted of approximately 15 acres. The plan showed placement of the crusher on the north side of the parcel. There was discussion concerning location of the aggregate storage, which was on the west side of the property; creating a buffer on the north end of the property to shield the soccer fields by planting grass, trees and creating berms (various heights were also discussed); erecting some type of screening to block dust; providing sprinklers to hose down areas around the rock crusher; and hours of operation. Board members also asked about an alternative location for the plant within the area.

Representatives from Wittwer briefly reviewed operation of the crusher and indicated that the business would also create a number of jobs locally. They commented that the rock crusher would only be operational for approximately four weeks a year. They indicated that they would be willing to work with the City to develop a plan that would allow the operation on the site until the I-35 project was complete, which they estimated would be about two years. They said during phase one of the project the rock crusher would be located in the highway right-of-way; however, during phase two of the project they would require a permanent location.

Longnecker commented that there were practical issues to be discussed, since once the conditional use request was granted, the area was permanently rezoned. Miller asked about the possibility of a "sunset clause" on the rezoning that would expire at the end of the operation? Todd asked about input from the surrounding businesses? Longnecker responded that a notice of the hearing had been placed in the Wichita Eagle; however, they had not heard anything from other property owners in the area.

Responding to a question, Longnecker stated that the issue was scheduled to go before District Advisory Board VI in March. It was the general consensus of the board to defer any recommendation on this item until the March board meeting.

7. **Director's Update.** Director Kupper reported briefly on the following items:

- Director Kupper provided board members information from Layne-Western concerning pump testing at Oak Park. There was brief discussion concerning the specifications for repair of the pump and well. Board members said they would provide the names of several companies for staff to contact concerning a possible bid.
- Director Kupper reminded board members of the Retreat/Tour scheduled for Saturday, February 23, 2002, from approximately 9:00 a.m. until 4:00 p.m.
- Director Kupper mentioned how successful the Kansas Recreation and Park Association conference had been and thanked staff for their efforts.

There being no further business, the meeting adjourned at approximately 6:45 p.m.

M.S. Mitchell, President

ATTEST:

Maryann Crockett, Clerk
Recording Secretary